

BOARD OF ZONING APPEALS
PUBLIC HEARING
Monday, July 13, 2009
7:45 P.M.

Chairman Jim Smith called the Public Hearing to order at 7:45 p.m.

The following members were present: Anne Risch, Donna Wendt Elliott, Scott Gluth and Jim Smith.

Also in attendance was: Robert Pauley, Village Administrator/Zoning Inspector, Cindy Garber, Secretary to the BZA, Richard Gates, Property Owner of 305 W. Park St.

Vickie Ruffing, Village Solicitor, was present at the request of the chairman.

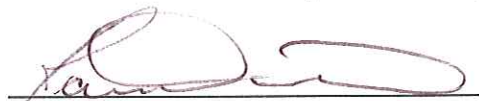
The purpose of the hearing was to obtain public comment on a Zoning Appeal filed by Richard Gates, property owner at 305 Park Street, regarding denial of zoning permit application (#26-09) for an accessory building.

Chairman Smith administered the Oath to all present that wished to give testimony or make a statement.

Administrator Pauley explained he did deny zoning permit application (#26-09) for an accessory building (storage shed 12' x 12') to be located on a vacant lot at 305 Park Street, zoned R-2, because there is no primary building. The accessory building is not allowed in accordance with §153.05 of the Land Use Regulations which defines an accessory building as "a subordinate building on a lot, the use of which is customarily incidental to the of the main or principal building". Since the lot at 305 Park Street is currently vacant, and there is no principal building to which the accessory building would be subordinate to, the shed would not be allowed so therefore the application for a zoning permit was denied.

Mr. Gates told the Board that they did buy the lot, and it was vacant at the time of the purchase. They want to build the shed for storage of lawnmowers and equipment.

No further comments, the hearing was adjourned at 7:51 P.M.



Jim Smith, Chairman